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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PLATTE STREET LIMITED PARTNERSHIP,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p> | |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Deloitte & Touche Matthew W. Poling</p> <p>Address: 555 17th Street, Suite 3600 Denver, CO 80202</p> <p>Phone Number: (303) 308-2191</p> | <p>Docket Number: 40273</p> |
| <p>ORDER ON STIPULATION</p> | |

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 02284-08-016-000+1

Category: Valuation **Property Type: Mixed Use**
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

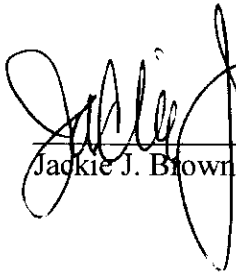
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 7th day of February, 2004.


This decision was put on the record


February 6, 2004

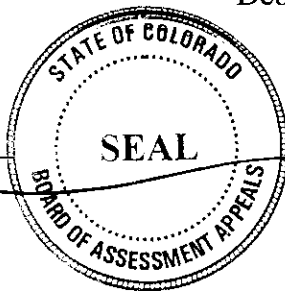
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



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BOARD OF ASSESSMENT APPEALS

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| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: PLATTE STREET LIMITED PARTNERSHIP v. Land Use & Revenue Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Maria Kayser #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 | Docket Number: 40273 Schedule Number: 2284-08-016+1 |
| STIPULATION (AS TO TAX YEAR 2002 ACTUAL VALUES) | |

Petitioner, PLATTE STREET LIMITED PARTNERSHIP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1620 Platte Street and 1548-1560 Platte Street
Denver, Colorado

2. The subject property is classified as mixed use consisting of commercial and multi-residential property, with supporting land.

3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 2002.
4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2002 actual values of the subject property, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2002.
7. Brief narrative as to why the reduction was made:

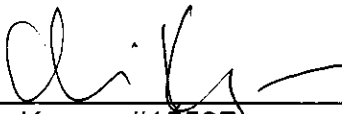
Reconsideration of comparable sales.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 23, 2004 at 8:30 a.m. be vacated.

DATED this 2nd day of February, 2004.

Agent for Petitioner


Matthew W. Poling
Deloitte & Touche
555 17th Street, Suite 3600
Denver, CO 80202
Platte Street Limited
Partnership
(303) 308-2191

Denver County Board of Equalization

By: 
Maria Kayser #15597
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Facsimile: 720-913-3180

Docket Number: 40273

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 40273

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|----------------------------|--------------------|---------------------|---------------------|
| <u>2284-07-018:</u> | | | |
| Commercial Part | \$ 81,300 | \$ 365,100 | \$ 446,400 |
| Residential Part | <u>\$1,950,700</u> | <u>\$10,476,200</u> | <u>\$12,426,900</u> |
| Total | <u>\$2,032,000</u> | <u>\$10,841,300</u> | <u>\$12,873,300</u> |
| <u>2284-08-016:</u> | | | |
| Commercial Part | \$ 71,500 | \$ 238,700 | \$ 310,200 |
| Residential Part | <u>\$3,501,700</u> | <u>\$22,054,400</u> | <u>\$25,556,100</u> |
| Total | <u>\$3,573,200</u> | <u>\$22,293,100</u> | <u>\$25,866,300</u> |

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 40273

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|----------------------------|--------------------|----------------------|-----------------------|
| <u>2284-07-018:</u> | | | |
| Commercial Part | \$ 81,300 | \$ 365,100 | \$ 446,400 |
| Residential Part | <u>\$1,950,700</u> | <u>\$10,476,200</u> | <u>\$12,426,900</u> |
| Total | \$2,032,000 | \$10,841,300 | \$12,873,300 |
| <u>2284-08-016:</u> | | | |
| Commercial Part | \$ 71,500 | \$ 238,700 | \$ 310,200 |
| Residential Part | <u>\$3,501,700</u> | <u>\$22,054,400</u> | <u>\$25,556,100</u> |
| Total | \$3,573,200 | \$22,293,100 | \$25,866,300 |

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 40273

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|----------------------------|--------------------|---------------------|---------------------|
| <u>2284-07-018:</u> | | | |
| Commercial Part | \$ 81,300 | \$ 365,100 | \$ 446,400 |
| Residential Part | <u>\$1,950,700</u> | <u>\$ 8,685,600</u> | <u>\$10,636,300</u> |
| Total | <u>\$2,032,000</u> | <u>\$ 9,050,700</u> | <u>\$11,082,700</u> |
| <u>2284-08-016:</u> | | | |
| Commercial Part | \$ 71,500 | \$ 238,700 | \$ 310,200 |
| Residential Part | <u>\$3,501,700</u> | <u>\$20,712,000</u> | <u>\$24,213,700</u> |
| Total | <u>\$3,573,200</u> | <u>\$20,950,700</u> | <u>\$24,523,900</u> |